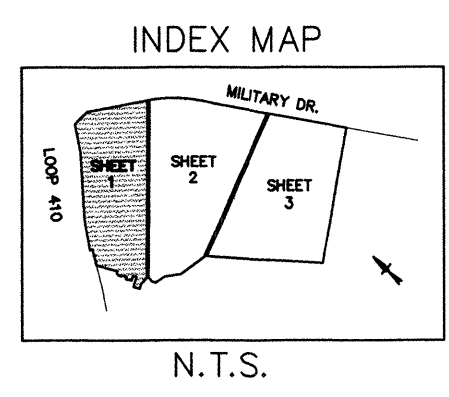


- NOTES:
- (1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
  - (2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
  - (3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF SIX ACCESS POINTS, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1469.62'.
  - (4) ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREEWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY LINE. SIDEWALKS WILL BE CONSTRUCTED WITH RESPECT TO ALL EXISTING UTILITIES.

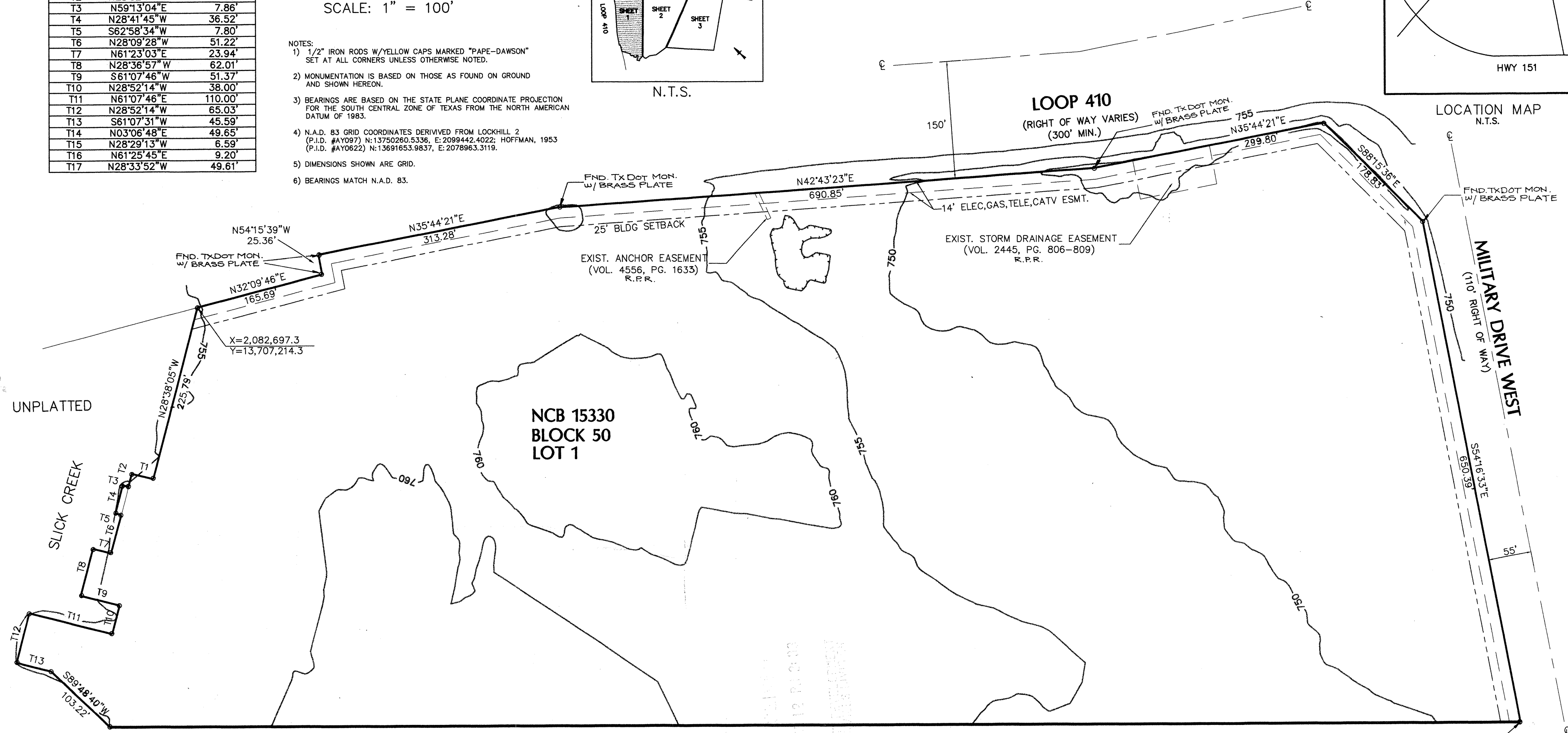
TANGENT TABLE

LINE	DIRECTION	DISTANCE
T1	N61°07'46"E	28.52'
T2	N28°52'14"W	17.00'
T3	N59°13'04"E	7.86'
T4	N28°41'45"W	36.52'
T5	S62°58'34"W	7.80'
T6	N28°09'28"W	51.22'
T7	N61°23'03"E	23.94'
T8	N28°36'57"W	62.01'
T9	S61°07'46"W	51.37'
T10	N28°52'14"W	38.00'
T11	N61°07'46"E	110.00'
T12	N28°52'14"W	65.03'
T13	S61°07'31"W	45.59'
T14	N03°06'48"E	49.65'
T15	N28°29'13"W	6.59'
T16	N61°25'45"E	9.20'
T17	N28°33'52"W	49.61'

SCALE: 1" = 100'



- NOTES:
- 1) 1/2" IRON RODS W/YELLOW CAPS MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - 2) MONUMENTATION IS BASED ON THOSE AS FOUND ON GROUND AND SHOWN HEREON.
  - 3) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE PROJECTION FOR THE SOUTH CENTRAL ZONE OF TEXAS FROM THE NORTH AMERICAN DATUM OF 1983.
  - 4) N.A.D. 83 GRID COORDINATES DERIVED FROM LOCKHILL 2 (P.I.D. #AY097) N:13750260.5336, E:2099442.4022; HOFFMAN, 1953 (P.I.D. #AY0622) N:13691653.9837, E:2078963.3119.
  - 5) DIMENSIONS SHOWN ARE GRID.
  - 6) BEARINGS MATCH N.A.D. 83.



MATCHLINE SHEET 2 OF 3

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 22nd DAY OF FEBRUARY A.D. 19 27  
[Signature]  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR  
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

[Signature]  
OWNER  
DULY AUTHORIZED AGENT

SUBDIVISION PLAT ESTABLISHING  
**SOUTHWEST FOUNDATION FOR BIOMEDICAL RESEARCH**

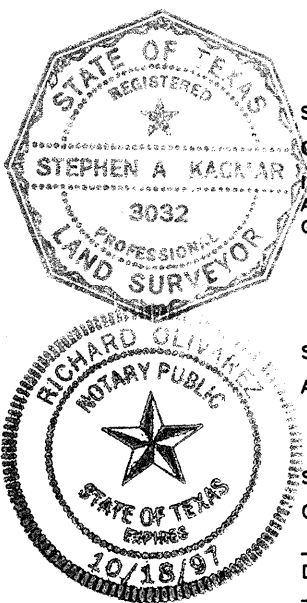
BEING 97.54 ACRES PARTIALLY OUT OF A 30 ACRE TRACT AS RECORDED IN VOLUME 4097, PGS. 481-482, OF THE OFFICIAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND BLOCKS 48 AND 49 CABLE RANCH SUBDIVISION, AS RECORDED IN VOLUME 105, PG. 162 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO BEING OUT OF THE J.W. McCAMLEY SURVEY NO. 70, ABSTRACT 470, NEW CITY BLOCK 15330, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

WASTEWATER EDU NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

NOTE: The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, remodeling, inspecting, petrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

Any GPS monetary fees resulting from modifications required of GPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.  
This plat does not amend, alter, release or otherwise affect any existing electric, gas water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.



STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 22nd DAY OF FEBRUARY A.D. 19 27  
[Signature]  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

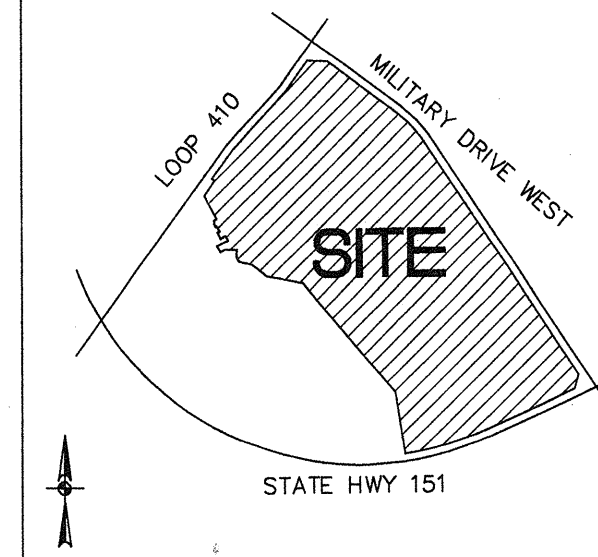
STATE OF TEXAS  
COUNTY OF BEXAR  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 18th DAY OF APRIL A.D. 1997 AT 1:42 P.M. AND DULY RECORDED THE 22nd DAY OF APRIL A.D. 1997 AT 4:11 P.M. IN THE RECORDS OF THE 22nd DAY OF APRIL A.D. 1997 OF SAID COUNTY, IN BOOK VOLUME 97-0097041 ON PAGE 145  
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 22nd DAY OF APRIL A.D. 1997



COUNTY CLERK, BEXAR COUNTY, TEXAS  
By: [Signature] DEPUTY

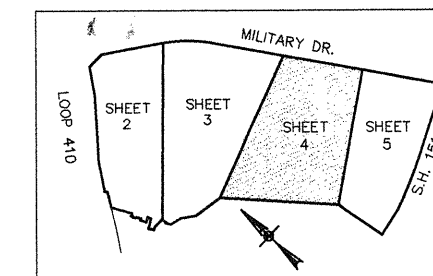
4 OF 5  
S-553

PLAT NO. 010444



LOCATION MAP  
N.T.S.

INDEX MAP



LEGEND:  
ELEC. = ELECTRIC  
TELE. = TELEPHONE  
CATV. = CABLE TELEVISION  
ESMT. = EASEMENT  
I.R. = IRON ROD  
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
O.P.R. = OFFICIAL RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS  
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS

SURVEY NOTES:

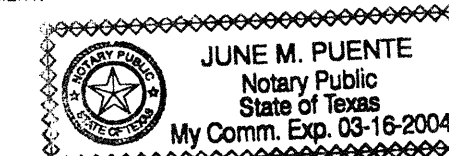
- 1) 1/2" IRON RODS W/YELLOW CAPS MARKED "PAPE-DAWSON" FOUND AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 2) MONUMENTATION IS BASED ON THOSE AS FOUND ON GROUND AND SHOWN HEREON.
- 3) N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PD04) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONESTAR, 1953 (P.I.D. #AY1808) N:13731522.2197 E:2140520.8364 OBSLATE, 1953 (P.I.D. #AY1981) N:13731295.2612 E:2127038.5019 BITTERS, 1953 (P.I.D. #AY0072) N:13756584.2745 E:2129377.7379
- 4) DIMENSIONS SHOWN ARE SURFACE.
- 5) COMBINED SCALE FACTOR USED IS 0.99997752.
- 6) BEARING MUST BE ROTATED 0°05" COUNTERCLOCKWISE TO MATCH N.A.D. 83.
- 7) SEE SHEET 1 OF 5 FOR LINE AND CURVE TABLES.

TxDOT NOTES:

- 1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
- 3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF FOUR ACCESS POINTS ALONG IH 410, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1469.42' AND A MAXIMUM COMBINED TOTAL OF FIVE ACCESS POINTS ALONG SH 151, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1584'.
- 4) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

WASTEWATER EDU NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 3 DAY OF December A.D. 20 01

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

I, Barry Rickhoff, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 26th DAY OF Jan, A.D. 2002, AT 1:55 P.M., AND DULY RECORDED THE 26th DAY OF Jan, A.D. 2002, AT 10:57 A.M. IN THE RECORDS OF THE Deed & Plats OF SAID COUNTY,

IN BOOK VOLUME 9553 ON PAGE 66

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE, 26th DAY OF January, A.D. 2002

COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: [Signature]

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT SOUTHWEST FOUNDATION FOR BIOMEDICAL RESEARCH WHICH IS RECORDED IN VOLUME 9537, PAGES 145-147, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY AN INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT.

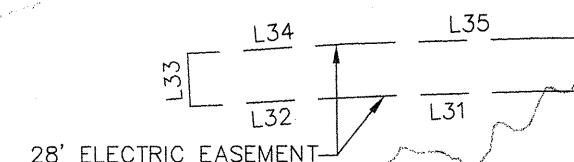
Frank F. Ledford, Jr.  
OWNER - SOUTHWEST FOUNDATION FOR BIOMEDICAL RESEARCH  
P.O. BOX 760549, SAN ANTONIO, TEXAS, 78245-0549

NOTE: The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any GPS monetary fees resulting from modifications required of GPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

LOT 2  
BLOCK 50  
NCB 15330

SCALE: 1" = 100'



MATCHLINE SHEET 5 OF 5

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FRANK F. LEDFORD, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30 DAY OF November A.D. 20 01

Ann Reeks  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 3 DAY OF December A.D. 20 01

June M. Puente  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Frank F. Ledford, Jr.  
OWNER - SOUTHWEST FOUNDATION FOR BIOMEDICAL RESEARCH  
P.O. BOX 760549, SAN ANTONIO, TEXAS, 78245-0549

REPLAT AND SUBDIVISION PLAT ESTABLISHING  
**SOUTHWEST FOUNDATION FOR BIOMEDICAL RESEARCH, UNIT-2**

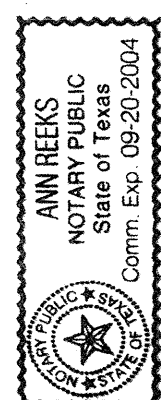
A 122.97 ACRE TRACT OF LAND, BEING ALL OF LOT 1, BLOCK 50, NEW CITY BLOCK 15330, SOUTHWEST FOUNDATION FOR BIOMEDICAL RESEARCH AS RECORDED IN VOLUME 9537, PAGES 145-147 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND BEING A PORTION OF A 203.194 ACRE TRACT AND A 162.64 ACRE TRACT AS RECORDED IN VOLUME 5787, PAGES 167-174, OF THE OFFICIAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO BEING OUT OF THE J.W. McCAMLEY SURVEY NO. 70, ABSTRACT 470, NEW CITY BLOCK 15330, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF SOUTHWEST FOUNDATION FOR BIOMEDICAL RESEARCH, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS 19 DAY OF December A.D. 20 01

BY: John Noel Nicholls CHAIRMAN  
BY: Rodney J. Sam SECRETARY

**PAPE-DAWSON**  
CIVIL & ENVIRONMENTAL ENGINEERS

555 EAST RAMSEY SAN ANTONIO TEXAS 78216 210-375-9000



J:\3810\01\DESIGN\CIVIL\PL381001A.dwg 11-7-01 4:47:45 PM EST

VRP#03-03-029





NOTE: The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or buying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

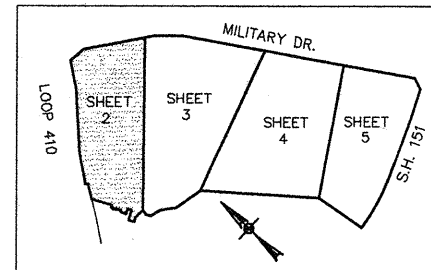
Any GPS monetary loss resulting from modifications required of GPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

LEGEND:  
ELEC. = ELECTRIC  
TELE. = TELEPHONE  
CATV. = CABLE TELEVISION  
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I.R. = IRON ROD  
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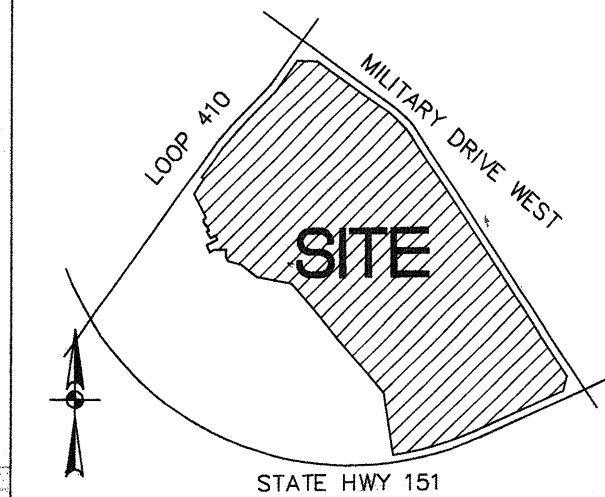
WASTEWATER EDU NOTE  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

- SURVEY NOTES:
- 1) 1/2" IRON RODS W/YELLOW CAPS MARKED "PAPE-DAWSON" FOUND AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - 2) MONUMENTATION IS BASED ON THOSE AS FOUND ON GROUND AND SHOWN HEREON.
  - 3) N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PD04) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONGSTAR, 1953 (P.I.D. #AY1808) N:13731522.2197 E:2140520.8364 OBLATE, 1953 (P.I.D. #AY1961) N:13731295.2612 E:2127038.9019 BITTERS, 1953 (P.I.D. #AY0072) N:13756584.2745 E:2129377.7379
  - 4) DIMENSIONS SHOWN ARE SURFACE.
  - 5) COMBINED SCALE FACTOR USED IS 0.99997752.
  - 6) BEARING MUST BE ROTATED 0°05" COUNTERCLOCKWISE TO MATCH N.A.D. 83.
  - 7) SEE SHEET 1 OF 5 FOR LINE AND CURVE TABLES.

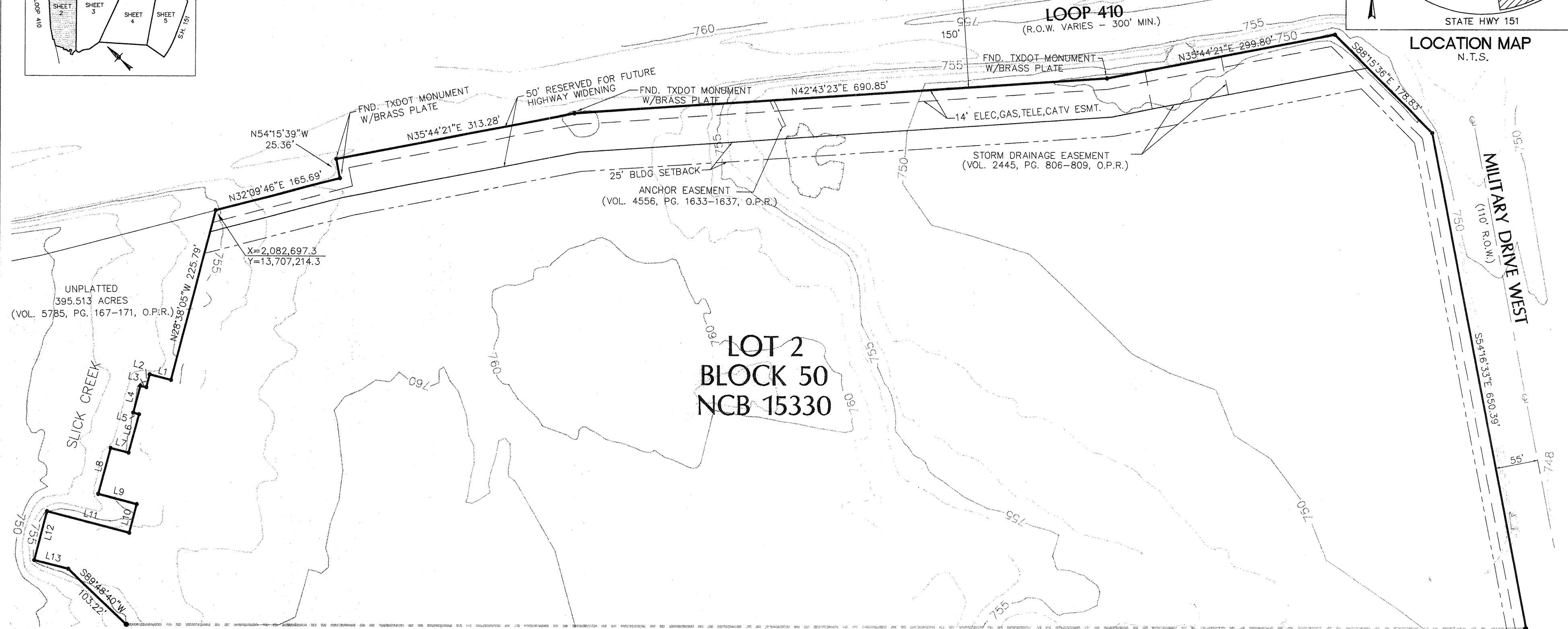
#### INDEX MAP



PLAT NO. 010444



LOCATION MAP  
N.T.S.



MATCHLINE SHEET 3 OF 5

STATE OF TEXAS  
COUNTY OF BEXAR  
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Frank Redford*  
OWNER - SOUTHWEST FOUNDATION FOR BIOMEDICAL RESEARCH  
P.O. BOX 760549, SAN ANTONIO, TEXAS, 78245-0549

STATE OF TEXAS  
COUNTY OF BEXAR  
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT SOUTHWEST FOUNDATION FOR BIOMEDICAL RESEARCH WHICH IS RECORDED IN VOLUME 9537, PAGES 145-147, BEXAR COUNTY PLAT AND DEED RECORDS.

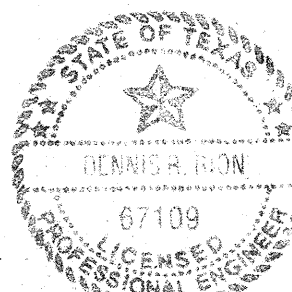
I (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY AN INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT.

*Frank Redford*  
OWNER - SOUTHWEST FOUNDATION FOR BIOMEDICAL RESEARCH  
P.O. BOX 760549, SAN ANTONIO, TEXAS, 78245-0549

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *FRANK F. REDFORD JR.* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30 DAY OF November A.D. 2001  
*Ann Reeks*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 3 DAY OF December A.D. 2001  
*June M. Puente*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS



### REPLAT AND SUBDIVISION PLAT ESTABLISHING SOUTHWEST FOUNDATION FOR BIOMEDICAL RESEARCH, UNIT-2

A 122.97 ACRE TRACT OF LAND, BEING ALL OF LOT 1, BLOCK 50, NEW CITY BLOCK 15330, SOUTHWEST FOUNDATION FOR BIOMEDICAL RESEARCH AS RECORDED IN VOLUME 9537, PAGES 145-147 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND BEING A PORTION OF A 203.194 ACRE TRACT AND A 162.64 ACRE TRACT AS RECORDED IN VOLUME 5787, PAGES 167-174, OF THE OFFICIAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO BEING OUT OF THE J.W. McCAMLEY SURVEY NO. 70, ABSTRACT 470, NEW CITY BLOCK 15330, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF SOUTHWEST FOUNDATION FOR BIOMEDICAL RESEARCH, UNIT 2, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.  
DATED THIS 19 DAY OF December A.D. 2001  
BY: *Ann Reeks* CHAIRMAN  
BY: *June M. Puente* SECRETARY

PAPE-DAWSON  
CIVIL & ENVIRONMENTAL ENGINEERS

555 EAST RAMSEY  
SAN ANTONIO TEXAS 78216  
210-375-9000



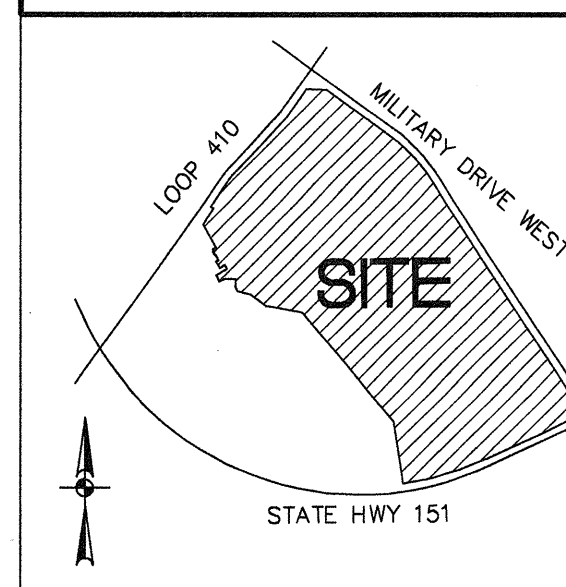
- TXDOT NOTES:
- 1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
  - 2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
  - 3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF FOUR ACCESS POINTS ALONG IH 410, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1469.62' AND A MAXIMUM COMBINED TOTAL OF FIVE ACCESS POINTS ALONG SH 151, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1584.3'
  - 4) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.  
*John Noel Nicholls*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF December A.D. 2001  
*June M. Puente*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 30 DAY OF December A.D. 2001 AT 4:28 P.M. AND DULY RECORDED THE 30 DAY OF December A.D. 2001 AT 4:28 P.M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 9553 ON PAGE 01  
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 30 DAY OF December A.D. 2001  
*June M. Puente*  
COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: *Ann Reeks* DEPUTY

VRP# 03-03-029





LOCATION MAP  
N.T.S.

NOTE: The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

Any GPS monetary loss resulting from modifications required of GPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

WASTEWATER EDU NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

LEGEND:

ELEC. = ELECTRIC  
TELE. = TELEPHONE  
CA.TV. = CABLE TELEVISION  
ESMT. = EASEMENT  
I.R. = IRON ROD  
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
O.P.R. = OFFICIAL RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS  
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS

SURVEY NOTES:

- 1) 1/2" IRON RODS W/YELLOW CAPS MARKED "PAPE-DAWSON" FOUND AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 2) MONUMENTATION IS BASED ON THOSE AS FOUND ON GROUND AND SHOWN HEREON.
- 3) N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PD04) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONESTAR, 1953 (P.I.D. #AY1808) N:13731522.2197 E:2140520.8364 OBLATE, 1953 (P.I.D. #AY1961) N:13731295.2612 E:2127038.6019 BITTERS, 1953 (P.I.D. #AY0072) N:13756584.2745 E:2129377.7379
- 4) DIMENSIONS SHOWN ARE SURFACE.
- 5) COMBINED SCALE FACTOR USED IS 0.99997752.
- 6) BEARING MUST BE ROTATED 0°05" COUNTERCLOCKWISE TO MATCH N.A.D. 83.

TxDOT NOTES:

- 1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
- 3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF FOUR ACCESS POINTS ALONG IH 410, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1469.62' AND A MAXIMUM COMBINED TOTAL OF FIVE ACCESS POINTS ALONG SH 151, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1584.3'
- 4) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

LINE TABLE

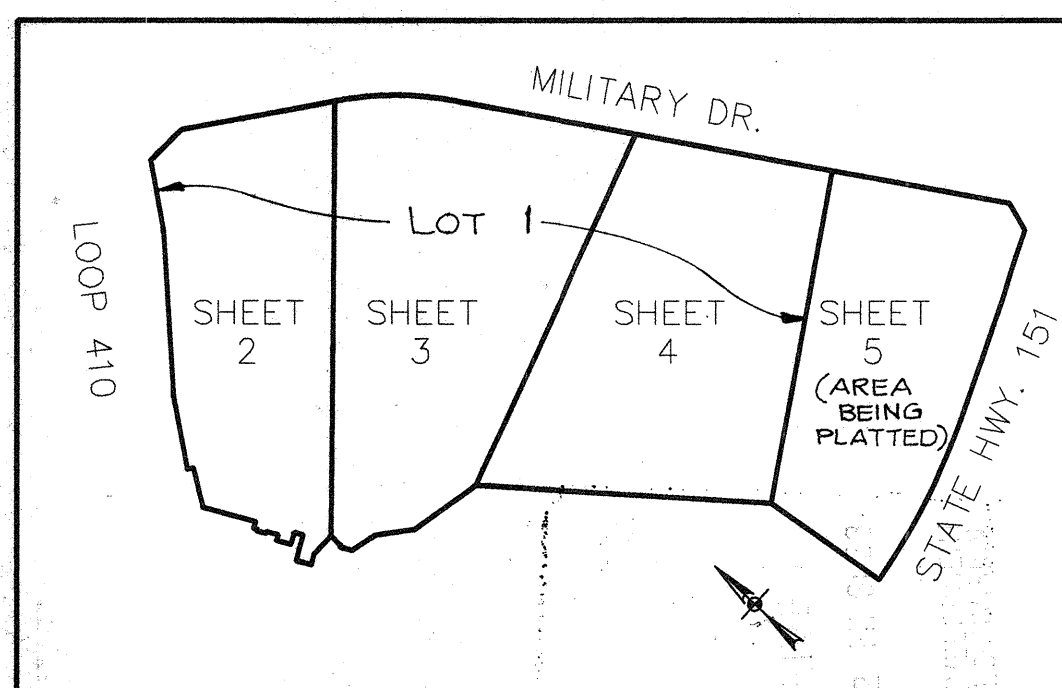
LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	N61°07'46"E	28.52'	L18	N32°49'44"W	7.91'
L2	N28°52'14"W	17.00'	L19	N32°49'44"W	10.00'
L3	N59°13'04"E	7.86'	L20	N30°52'37"W	16.11'
L4	N28°41'45"W	36.52'	L21	S61°55'31"W	46.41'
L5	S62°58'34"W	7.80'	L22	S57°17'32"W	73.32'
L6	N28°09'28"W	51.22'	L23	S26°25'44"E	24.83'
L7	N61°23'03"E	23.94'	L24	S63°34'16"W	15.00'
L8	N28°36'57"W	62.01'	L25	N26°25'44"W	33.24'
L9	S61°07'46"W	51.37'	L26	N57°17'32"E	87.71'
L10	N28°52'14"W	38.00'	L27	N61°55'31"E	56.34'
L11	N61°07'46"E	110.00'	L28	S30°52'37"E	15.28'
L12	N28°52'14"W	65.03'	L29	N32°49'44"W	10.09'
L13	S61°07'31"W	45.59'	L30	S56°35'44"W	101.59'
L14	N03°06'48"E	49.65'	L31	S54°55'08"W	98.16'
L15	N28°29'13"W	6.59'	L32	S53°25'32"W	83.34'
L16	N61°25'45"E	9.20'	L33	N36°34'28"W	28.00'
L17	N28°33'52"W	49.61'	L34	N53°25'32"E	83.71'
			L35	S54°55'08"E	98.93'
			L36	N56°35'44"E	102.00'

CURVE TABLE

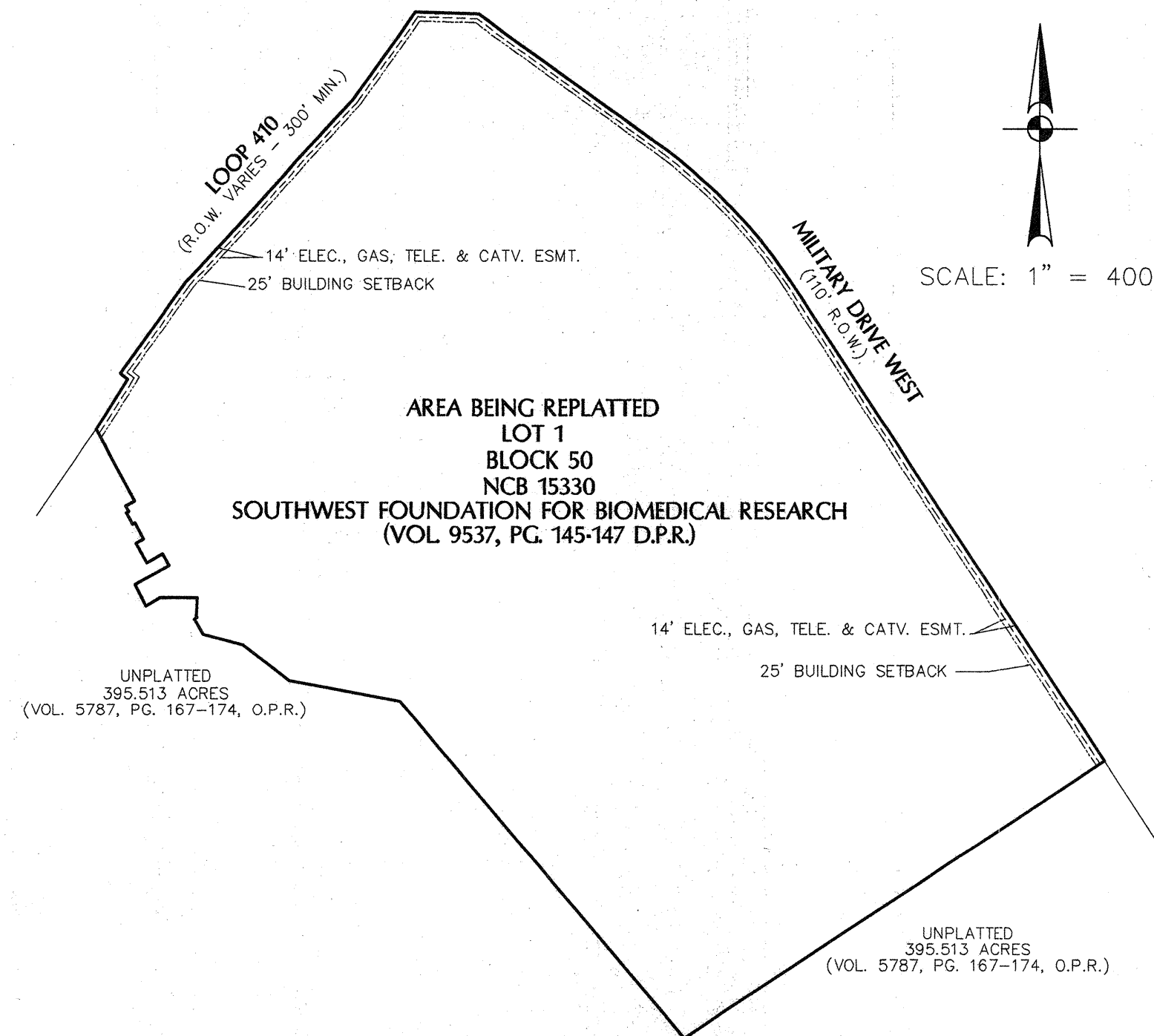
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	BEARING
C1	1381.12'	502.51'	254.06'	499.74'	20°50'48"	S43°46'56"E
C2	2689.79'	754.36'	379.67'	751.89'	16°04'08"	S73°17'11"W

DRAINAGE/TRAFFIC NOTE

NO NEW BUILDING PERMIT WILL BE ISSUED ON NEW LOT 2 UNTIL A DRAINAGE STUDY AND TRAFFIC IMPACT ANALYSIS HAVE BEEN SUBMITTED AND APPROVED BY THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES DEPARTMENT.



INDEX MAP  
(NOT TO SCALE)



AREA BEING REPLATTED  
LOT 1  
BLOCK 50  
NCB 15330  
SOUTHWEST FOUNDATION FOR BIOMEDICAL RESEARCH  
(VOL. 9537, PG. 145-147 D.P.R.)

UNPLATTED  
395.513 ACRES  
(VOL. 5787, PG. 167-174, O.P.R.)

14' ELEC., GAS, TELE. & CATV. ESMT.  
25' BUILDING SETBACK

UNPLATTED  
395.513 ACRES  
(VOL. 5787, PG. 167-174, O.P.R.)

AREA BEING REPLATTED

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED BY A PLAT KNOWN AS SOUTHWEST FOUNDATION FOR BIOMEDICAL RESEARCH, AS RECORDED IN VOLUME 9537, PAGES 145-147 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Frank F. Ledford Jr.*  
OWNER - SOUTHWEST FOUNDATION FOR BIOMEDICAL RESEARCH  
P.O. BOX 780549, SAN ANTONIO, TEXAS, 78245-0549

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT SOUTHWEST FOUNDATION FOR BIOMEDICAL RESEARCH WHICH IS RECORDED IN VOLUME 9537, PAGES 145-147, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY AN INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT.

*Frank F. Ledford Jr.*  
OWNER - SOUTHWEST FOUNDATION FOR BIOMEDICAL RESEARCH  
P.O. BOX 780549, SAN ANTONIO, TEXAS, 78245-0549

STATE OF TEXAS  
COUNTY OF BEXAR

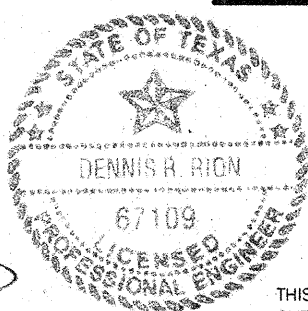
BEFORE ME, THE UNDERSIGNED, AUTHORITY ON THIS DAY PERSONALLY APPEARED *FRANK F. LEDFORD, JR.*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30 DAY OF November A.D. 20 01.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 30 DAY OF December A.D. 20 01

*June M. Puente*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS



REPLAT AND SUBDIVISION PLAT ESTABLISHING  
SOUTHWEST FOUNDATION FOR BIOMEDICAL RESEARCH, UNIT-2

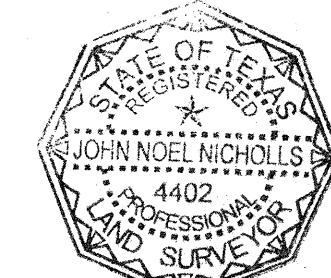
A 122.97 ACRE TRACT OF LAND, BEING ALL OF LOT 1, BLOCK 50, NEW CITY BLOCK 15330, SOUTHWEST FOUNDATION FOR BIOMEDICAL RESEARCH AS RECORDED IN VOLUME 9537, PAGES 145-147 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND BEING A PORTION OF A 203.194 ACRE TRACT AND A 162.64 ACRE TRACT AS RECORDED IN VOLUME 5787, PAGES 167-174, OF THE OFFICIAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO BEING OUT OF THE J.W. McCAMLEY SURVEY NO. 70, ABSTRACT 470, NEW CITY BLOCK 15330, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF SOUTHWEST FOUNDATION FOR BIOMEDICAL RESEARCH, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS 19 DAY OF December 20 01

BY: *Chairman*  
BY: *Secretary*

PAPE-DAWSON  
CIVIL & ENVIRONMENTAL ENGINEERS

555 EAST RAMSEY  
SAN ANTONIO TEXAS 78216  
210-375-9000



JUNE M. PUENTE  
Notary Public  
State of Texas  
My Comm. Exp. 03-18-2004



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

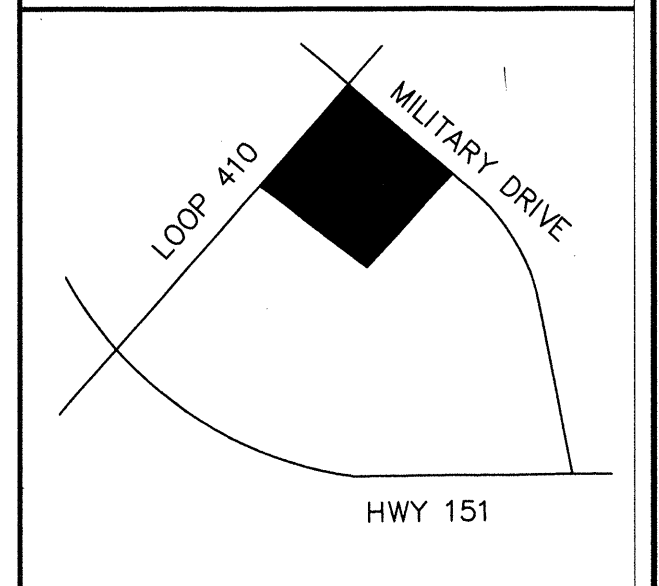
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 30 DAY OF December A.D. 20 01

STATE OF TEXAS  
COUNTY OF BEXAR

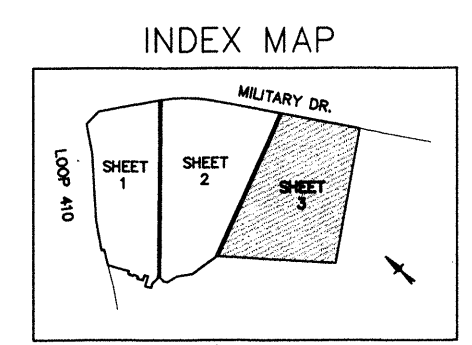
*I. Gerard Pickel*  
COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 29th DAY OF December, A.D. 2001 AT 4:26 P.M. IN THE RECORDS OF THE 30th DAY OF December, A.D. 2001 AT 4:26 P.M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 9553 ON PAGE 63

IN TESTIMONY WHEREOF, WITH MY HAND AND OFFICIAL SEAL OF OFFICE, I HAVE SIGNED THIS DAY OF December A.D. 2001

COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: *Cheryl W. Wynn*



LOCATION MAP  
N.T.S.



N.T.S.

WASTEWATER EDU. NOTE

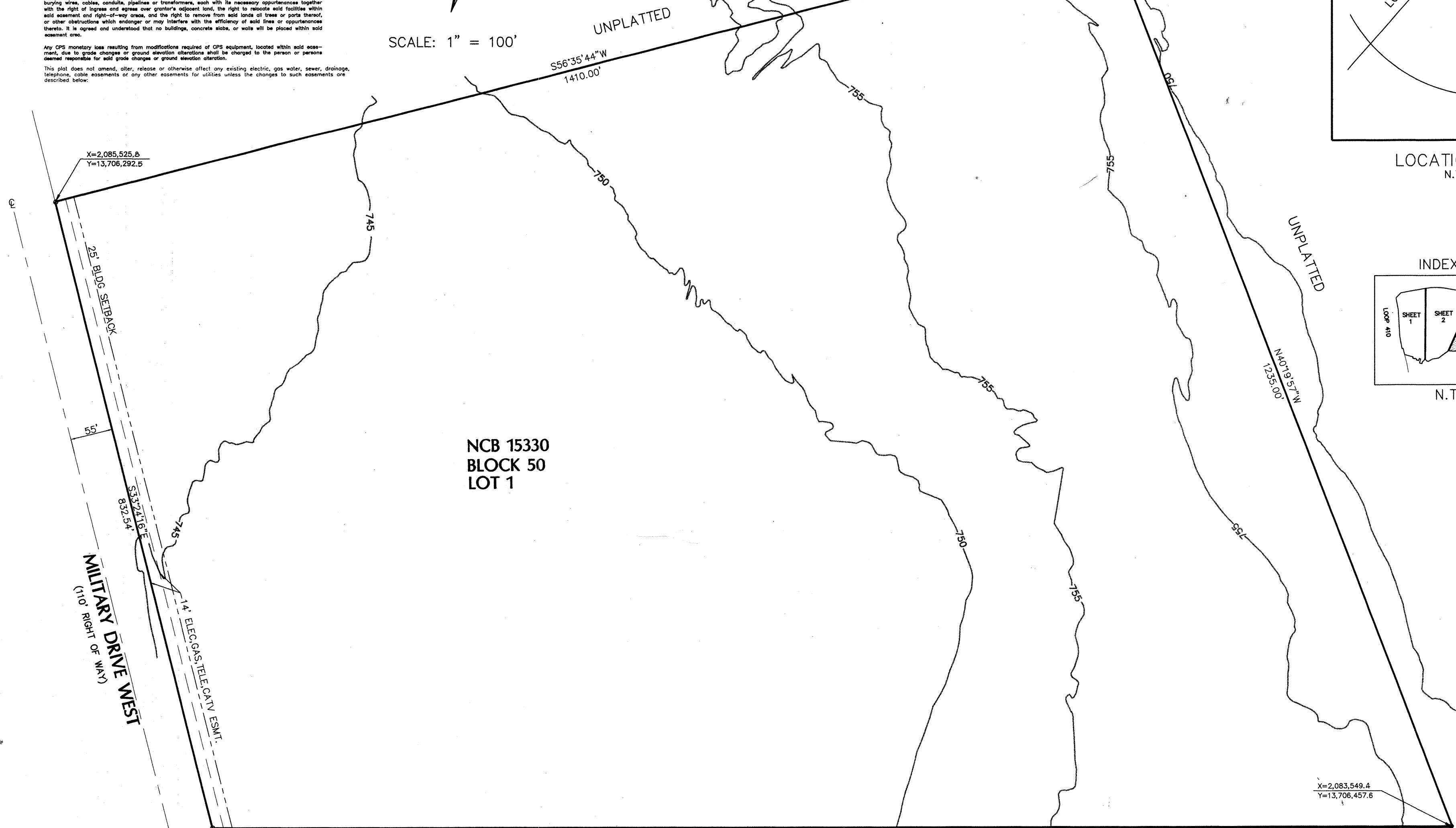
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

NOTE: The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and right-of-way for electric and gas distribution and service facilities in the area designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhead Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, remodeling, inspecting, controlling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereon. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

Any GPS monetary loss resulting from modifications required of GPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alterations.

This plat does not amend, alter, release or otherwise affect any existing electric, gas water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

SCALE: 1" = 100'



NCB 15330  
BLOCK 50  
LOT 1

MATCHLINE SHEET 2 OF 3

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

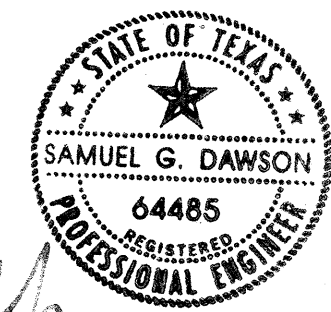
*Frank H. Hefner*  
OWNER

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Frank H. Hefner*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS *22nd* DAY OF *FEBRUARY*, A.D. 19 *97*

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS



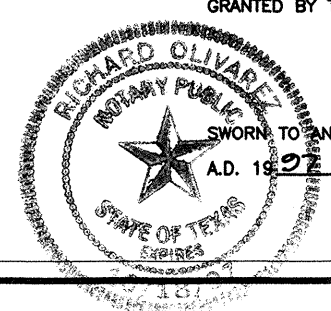
STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS *22nd* DAY OF *FEBRUARY*, A.D. 19 *97*

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS



SUBDIVISION PLAT ESTABLISHING  
**SOUTHWEST FOUNDATION FOR BIOMEDICAL RESEARCH**

BEING 97.54 ACRES PARTIALLY OUT OF A 30 ACRE TRACT AS RECORDED IN VOLUME 4097, PGS. 481-482, OF THE OFFICIAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND BLOCKS 48 AND 49 CABLE RANCH SUBDIVISION, AS RECORDED IN VOLUME 105, PG. 162 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO BEING OUT OF THE J.W. McCAMLEY SURVEY NO. 70, ABSTRACT 470, NEW CITY BLOCK 15330, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY, MADE UNDER MY SUPERVISION ON THE GROUND.

*Stephen A. Kacmar*  
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS *22nd* DAY OF *FEBRUARY*, A.D. 19 *97*

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE *22nd* DAY OF *FEBRUARY*, A.D. *1997* AT *1:20* P.M. AND DULY RECORDED IN THE *20th* BOOK VOLUME *4097* ON PAGE *141*

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS *22nd* DAY OF *FEBRUARY*, A.D. *1997*

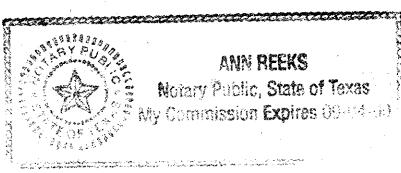
COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: *Gerry Rickhoff*, DEPUTY

**SOUTHWEST FOUNDATION FOR  
BIOMEDICAL RESEARCH**

THIS PLAT OF *Southwest Foundation for Biomedical Research* HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

BY: *Richard Olivas*, CHAIRMAN  
BY: *Rebecca Anderson*, SECRETARY

SHEET 3 OF 3  
SEE SHEET 1 OF 3 FOR TANGENT TABLE  
AND ADDITIONAL NOTES



VRP# 03-03-029





NOTE: The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

**WASTEWATER EDU NOTE**

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**LEGEND:**

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TELE. = TELEPHONE  
CATV. = CABLE TELEVISION  
ESMT. = EASEMENT  
I.R. = IRON ROD  
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
O.P.R. = OFFICIAL RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS  
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS

**SURVEY NOTES:**

1) 1/2" IRON RODS W/YELLOW CAPS MARKED "PAPE-DAWSON" FOUND AT ALL CORNERS UNLESS OTHERWISE NOTED.

2) MONUMENTATION IS BASED ON THOSE AS FOUND ON GROUND AND SHOWN HEREON.

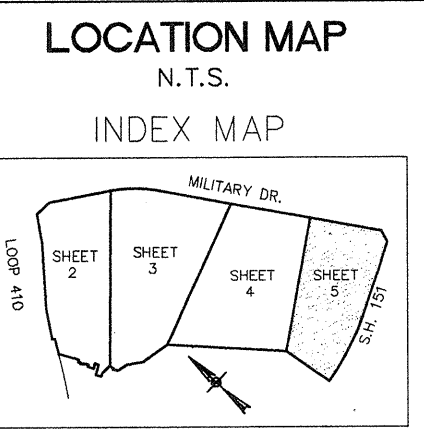
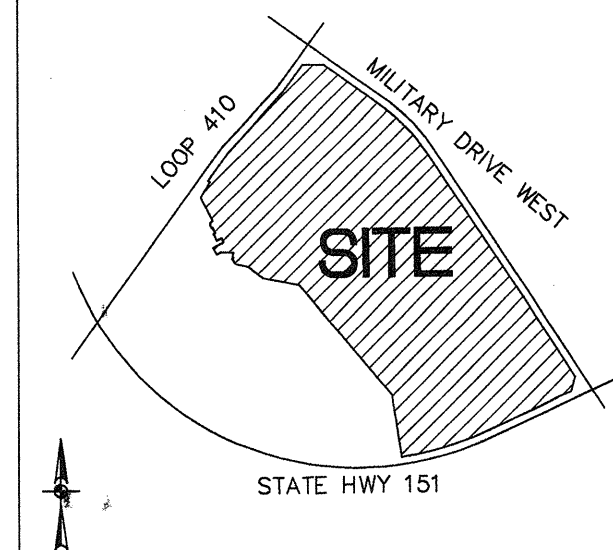
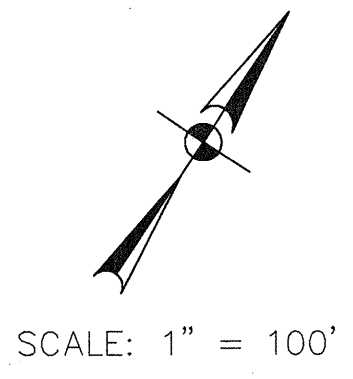
3) N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PD04) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONESTAR, 1953 (P.I.D. #AY1808) N:13731522.2197 E:2140520.8364 OBLATE, 1953 (P.I.D. #AY1961) N:13731295.2612 E:2127038.6019 BITTERS, 1953 (P.I.D. #AY0072) N:13756584.2745 E:2129377.7379

4) DIMENSIONS SHOWN ARE SURFACE.

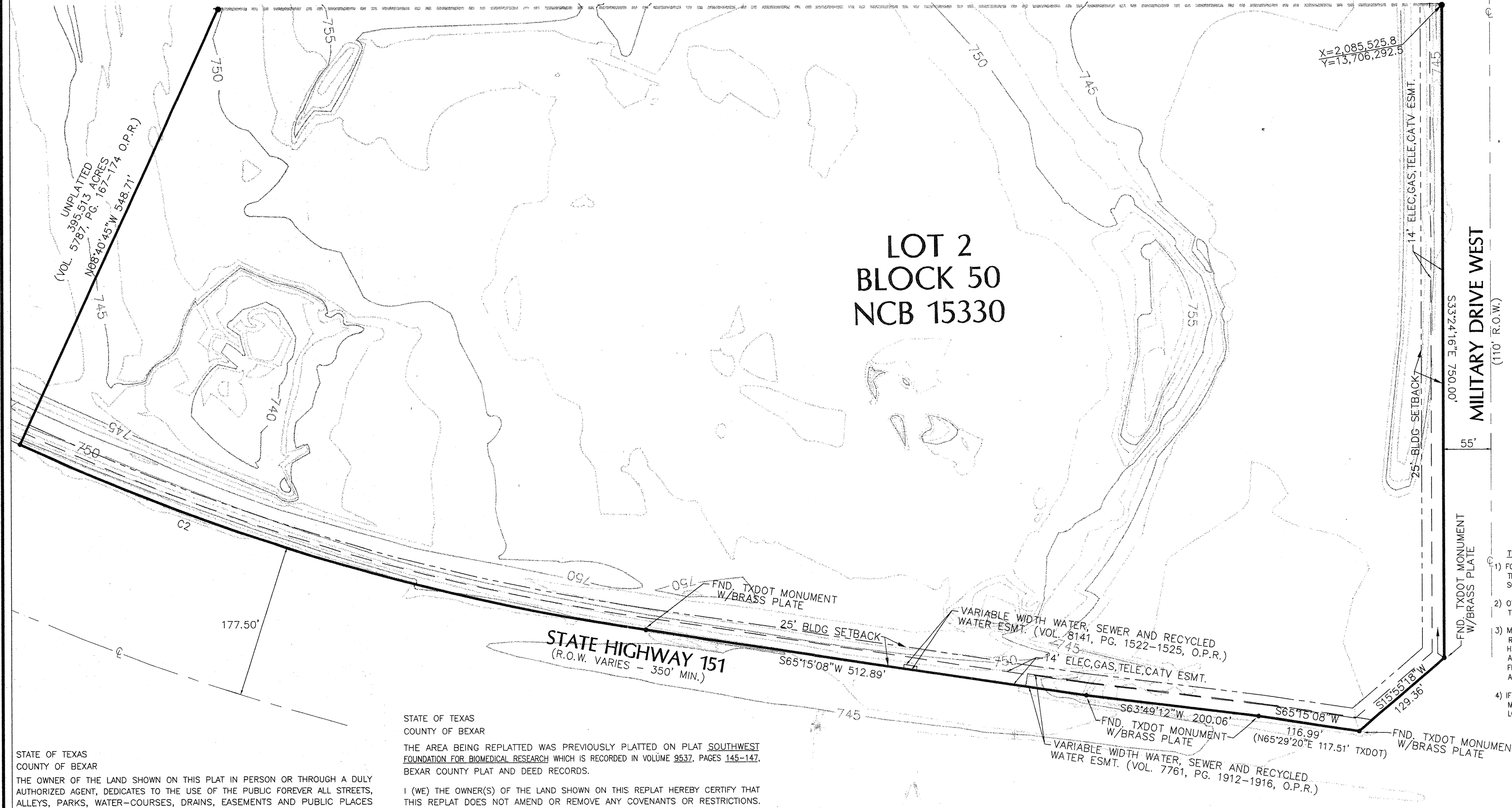
5) COMBINED SCALE FACTOR USED IS 0.99997752.

6) BEARING MUST BE ROTATED 0°0'0" COUNTERCLOCKWISE TO MATCH N.A.D. 83.

7) SEE SHEET 1 OF 5 FOR LINE AND CURVE TABLES.



MATCHLINE SHEET 4 OF 5



**DRAINAGE/TRAFFIC NOTE**

NO NEW BUILDING PERMIT WILL BE ISSUED ON NEW LOT 2 UNTIL A DRAINAGE STUDY AND TRAFFIC IMPACT ANALYSIS HAVE BEEN SUBMITTED AND APPROVED BY THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES DEPARTMENT.

**TxDOT NOTES:**

1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.

3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF FOUR ACCESS POINTS ALONG IH 410, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1469.62' AND A MAXIMUM COMBINED TOTAL OF FIVE ACCESS POINTS ALONG SH 151, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1584.3'

4) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Frank F. Ledford Jr.*  
OWNER - SOUTHWEST FOUNDATION FOR BIOMEDICAL RESEARCH  
P.O. BOX 760549, SAN ANTONIO, TEXAS, 78245-0549

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT SOUTHWEST FOUNDATION FOR BIOMEDICAL RESEARCH WHICH IS RECORDED IN VOLUME 9537, PAGES 145-147, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY AN INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT.

*Frank F. Ledford Jr.*  
OWNER - SOUTHWEST FOUNDATION FOR BIOMEDICAL RESEARCH  
P.O. BOX 760549, SAN ANTONIO, TEXAS, 78245-0549

REPLAT AND SUBDIVISION PLAT ESTABLISHING  
SOUTHWEST FOUNDATION FOR BIOMEDICAL RESEARCH, UNIT-2

A 122.97 ACRE TRACT OF LAND, BEING ALL OF LOT 1, BLOCK 50, NEW CITY BLOCK 15330, SOUTHWEST FOUNDATION FOR BIOMEDICAL RESEARCH AS RECORDED IN VOLUME 9537, PAGES 145-147 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND BEING A PORTION OF A 203.194 ACRE TRACT AND A 162.64 ACRE TRACT AS RECORDED IN VOLUME 5787, PAGES 167-174, OF THE OFFICIAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO BEING OUT OF THE J.W. McCAMLEY SURVEY NO. 70, ABSTRACT 470, NEW CITY BLOCK 15330, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF SOUTHWEST FOUNDATION FOR BIOMEDICAL RESEARCH, UNIT 2, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 19 DAY OF December 2001

BY: *Blair - Ann* CHAIRMAN  
BY: *Robb A. Sam* SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **FRANK F. LEDFORD JR.**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30 DAY OF November A.D. 2001

*Ann Reeks*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

*June M. Puente*  
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 3 DAY OF December A.D. 2001

*June M. Puente*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

*John Noel Nicholls*  
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 3 DAY OF December A.D. 2001

*June M. Puente*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 28th DAY OF November A.D. 2001, AND DULY RECORDED IN THE 9553 VOLUME OF SAID COUNTY, TEXAS, IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 9553 ON PAGE 67

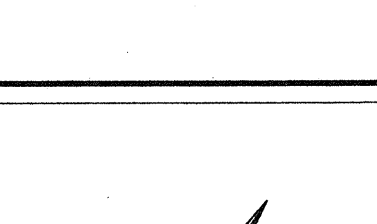
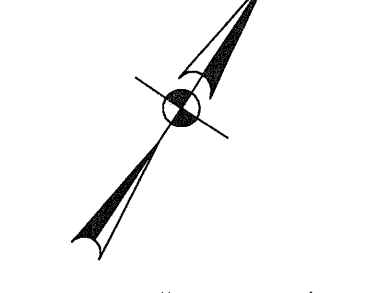
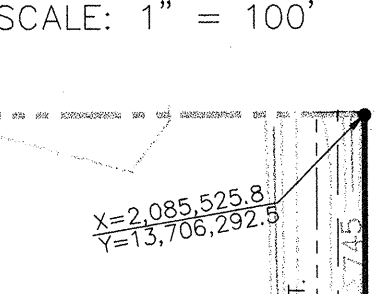
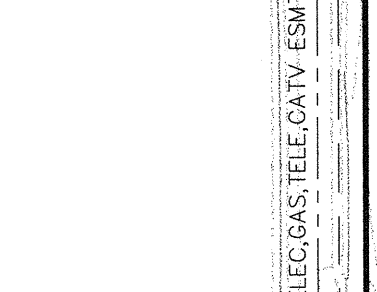
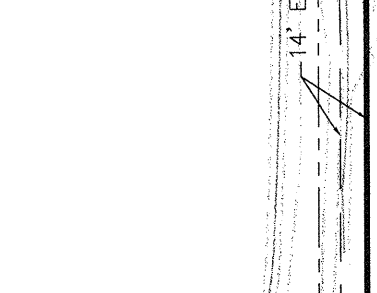
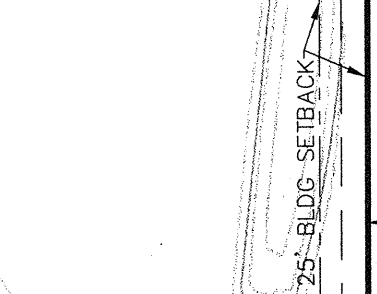
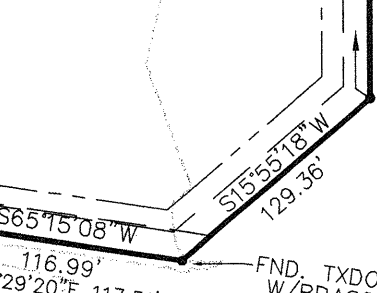
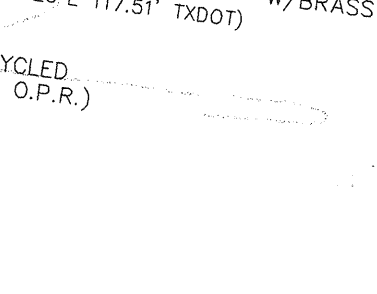
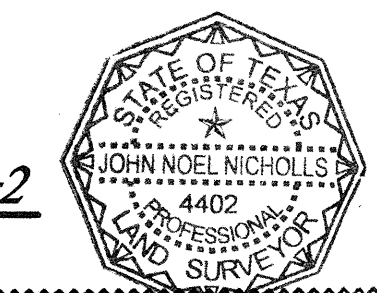
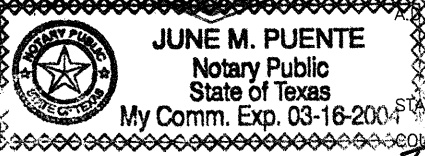
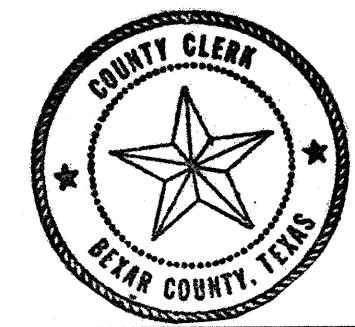
IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 28th DAY OF November A.D. 2001

*Gerry Rickhoff*  
COUNTY CLERK OF SAID COUNTY, TEXAS

*Ann Reeks*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

PAPE-DAWSON  
CIVIL & ENVIRONMENTAL ENGINEERS

555 EAST RAMSEY  
SAN ANTONIO TEXAS 78216  
210-375-9000







City of San Antonio  
New  
**Vested Rights Permit**  
**APPLICATION**

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
RECEIVED  
MAR 12 PM 4:25  
03 MAR 12 PM 3:33

LAND DEVELOPMENT  
SERVICES DIVISION

Permit File: # 03-03-029  
Assigned by city staff

Date: \_\_\_\_\_

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent.*
2. Please complete subject of application and attach 2 sets of all applicable documents ( i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit ).

**Note: All Applications must have a Site Map showing the Area Boundary (Attached).**

1. Owner/ Agent Southwest Foundation for Biomedical Research
2. Address: P.O. Box 760549, San Antonio, Texas
3. Zip: 78245-0549 Telephone # (210) 258-9400
4. Site location or address Southwest corner of Loop 410 and Military Drive West
5. Council District 6 ETJ yes Over Edward's Aquifer Recharge ( ) yes (✓) no

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)\*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ MDP Size: \_\_\_\_\_ acres

• **P.U.D. PLAN**

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_

• **Plat Application**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_

Date submitted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

(Note: Plat must be approved within 18 months of application submittal date).

- Approved Plats

# #03-03-029

Plat Name: Southwest Foundation for Biomedical Research Plat #970077 Acreage: 97.54 Approval Date: 04/30/97 Plat recording Date: 07/11/97 Expiration Date: \_\_\_\_\_ Vol./Pg. 9537/145-147

Plat Name: Southwest Foundation for Biomedical Research, Unit-2 Plat #010444 Acreage: 122.97 Approval Date: 12/19/01 Plat recording Date: 01/25/02 Expiration Date: \_\_\_\_\_ Vol./Pg. 9553/63-67

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

- Others

Type of Permit: \_\_\_\_\_ Date issued: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Acreage: \_\_\_\_\_

(Note: Two maps of the area must be provided)

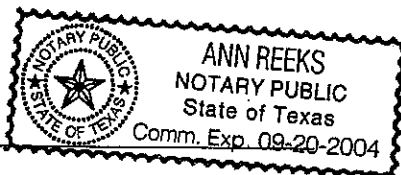
**NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.**

I hereby certify that all information on this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Dr. Frank F. Ledford, Jr Signature: [Signature] Date: 26 Feb 03

Sworn to and subscribed before me by on this 26 day of February 2003 to certify which witness by hand and seal of office.

Ann Reeks



Notary Public, State of Texas, My Commission expires: 9/20/2004

City of San Antonio use

"Biomedical Research Facility"  
is the project per Gary Smith of Pope Dawson  
as of April 30, 1997 ☐ Disapproved  
for area shown on plat 970077  
and as of December 19, 2001  
for that of Plat #0444 Date: March 19, 2003

☒ Approved

Review By: [Signature]  
Assistant City Attorney



Deliver

# TRANSMITTAL

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
RECEIVED



To:

City of San Antonio  
Development Services

03 MAR 12 PM 4:25

Date:

3/12/03

Attn:

Mike Herrera

LAND DEVELOPMENT  
SERVICES DIVISION

Re:

Southwest Foundation for Biomedical Research

QUANTITY	DESCRIPTION
2	Vested Rights Permit
1	check for VRP fee = \$160
2	SWFBR U-1 plat
2	SWFBR U-2 plat

If enclosures are not as noted, kindly notify us at once.

☒ For Approval

☐ For Your Use

☐ As Requested

☐ For Review and Comment

COMMENTS

From:

Gary Smith

Project No.:

3810-48

CC:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey


San Antonio, Texas 78216

Phone: 210.375.9000

Fax: 210.375.9010

info@pape-dawson.com

VRP# 03-03-029

		<b>SOUTHWEST FOUNDATION FOR BIOMEDICAL RESEARCH - PARK ACCOUNT</b>		<b>000771</b>	
P.O. BOX 760549 SAN ANTONIO, TEXAS 78245-0549		P.O. BOX 760549 SAN ANTONIO, TEXAS 78245-0549		4922-263-1 30-74268140	
PAY		** One Hundred Sixty Dollars and 00 Cents **		DATE	
TO THE ORDER OF		CITY OF SAN ANTONIO P.O. BOX 839966 SAN ANTONIO TX 78283		AMOUNT	
		USAA FEDERAL SAVINGS BANK 1000 LAMAR BLVD SAN ANTONIO, TEXAS 78205-0544 (210) 498-2265 TOLL FREE 1-800-551-2265		*****160.00	
		MP		02/28/2003	
		11000077110 1:3140742691: 1100000030240011		SECURITY FEATURES INCLUDED SEE DETAILS ON BACK	